

STAYTON PLANNING COMMISSION
MEETING MINUTES
February 28, 2011

COMMISSIONERS: Ralph Lewis – Chairperson
Ellen Nunez – Vice-Chairperson
Carl Sampson
Doug Cudahey

STAFF MEMBERS: Dan Fleishman, City Planner
Jennifer Jackson, Permit Clerk

OTHERS PRESENT: Dennis Silbernagel, Francisca Silbernagel

1. CALL TO ORDER: Chair Lewis opened the meeting at 7:02 pm.

2. APPROVAL OF MINUTES:

- a. Cudahey moved and Nunez seconded that the minutes of January 31, 2011, be approved as presented. The motion was approved unanimously.

3. Public Hearing- Land Use File # 01-01/11, Site Plan Review Application, Stayton Auto Wreckers, 200 Jetters Way, expansion of use.

- a. **Commencement of the Public Hearing:** Chair Lewis read the opening statement and asked if there are any conflicts of interests. No members declared any.
- b. **Staff Introduction:** Fleishman introduced the case before the Commission.
- c. **Applicant's Testimony:** Dennis Silbernagel: 1235 E Jefferson St, Stayton OR 97383. Silbernagel said that he would like to expand his auto wrecking yard north and construct a fence to use the property for open storage of automobiles.
- d. **Staff Report:** Fleishman presented the staff report, saying that there are two items that do not meet the Code criteria for approval. The applicant needs to provide a plan that shows a minimum of 3,800 square feet of landscaped area. The applicant also needs to provide methods of keeping the yard dust free and this includes showing on the plan and that the lot adjacent to Jetters Way will be paved. Fleishman advised that this would control any possible dust issues and that dust control has never been an issue for this property.
- e. **Questions from the Commission:** Cudahey asked the applicant if the parking lot will be paved. Silbernagel advised that the lot would be paved and sloped back to the yard. Cudahey asked if the new fence would be the same as what is there now. Silbernagel advised that the fence would be the same. Sampson asked if Silbernagel if he stores the vehicles and then parts them out. Silbernagel stated yes and then they crush them and stack them. Nunez asked if they would be constructing a new lot. Silbernagel said no they were not. They just add new rock as needed.
- f. **Proponents' Testimony:** There was none.
- g. **Opponents' Testimony:** There was none.
- h. **Governmental Agencies:** There was none.

- i. **General Testimony:** There was none.
- j. **Questions from the Public:** There were none.
- k. **Questions from the Commission:** There were none.
- l. **Applicant's Summary:** The applicant had nothing more to add.
- m. **Staff Summary:** Fleishman added that the paving and dust control conditions have been met with email and questioning of the applicant. The only standard not met would be the 15% landscaping that Silbernagel stated he would provide.
- n. **Close of Hearing:** Chair Lewis closed the hearing at 7:18 pm.
- o. **Commission Deliberations:** Cudahey said with the necessary landscaping plan, he is in support of the applicant and likes to see businesses doing well enough to expand.
- p. **Commission Decision:** Nunez moved and Cudahey seconded to approve the application. Motion passed unanimously.

4. ADJOURN

The meeting adjourned at 7:25 p.m.

Ralph Lewis,
Planning Commission Chairperson

Date

ATTEST

Dan Fleishman,
City Planner

Date